



Effective 3/01/2022

Please check the appropriate box(es) and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

SUBDIVISIONS	<input type="checkbox"/> Final Sign off of EPC Site Plan(s) (Forms P2)	<input type="checkbox"/> Extension of IIA: Temp. Def. of S/W (Form V2)
<input type="checkbox"/> Major – Preliminary Plat (Forms S & S1)	<input type="checkbox"/> Amendment to Site Plan (Forms P & P2)	<input type="checkbox"/> Vacation of Public Right-of-way (Form V)
<input type="checkbox"/> Major – Bulk Land Plat (Forms S & S1)	MISCELLANEOUS APPLICATIONS	<input type="checkbox"/> Vacation of Public Easement(s) DRB (Form V)
<input type="checkbox"/> Extension of Preliminary Plat (Form S1)	<input type="checkbox"/> Extension of Infrastructure List or IIA (Form S1)	<input type="checkbox"/> Vacation of Private Easement(s) (Form V)
<input type="checkbox"/> Minor Amendment - Preliminary Plat (Forms S & S2)	<input type="checkbox"/> Minor Amendment to Infrastructure List (Form S2)	PRE-APPLICATIONS
<input type="checkbox"/> Minor - Final Plat (Forms S & S2)	<input type="checkbox"/> Temporary Deferral of S/W (Form V2)	<input type="checkbox"/> Sketch Plat Review and Comment (Form S2)
<input checked="" type="checkbox"/> Minor – Preliminary/Final Plat (Forms S & S2)	<input type="checkbox"/> Sidewalk Waiver (Form V2)	<input type="checkbox"/> Sketch Plan Review and Comment (Form P2)
SITE PLANS	<input type="checkbox"/> Waiver to IDO (Form V2)	APPEAL
<input type="checkbox"/> DRB Site Plan (Forms P & P2)	<input type="checkbox"/> Waiver to DPM (Form V2)	<input type="checkbox"/> Decision of DRB (Form A)

BRIEF DESCRIPTION OF REQUEST

LOT LINE ADJUSTMENT: ELIMINATE EXISTING 1.5' ENCROACHMENT

APPLICATION INFORMATION

Applicant/Owner: PICARDO CHAVEZ & PATRICIA HARRELL HOECH		Phone:
Address: 303 CENTRAL AV NE # 300 / 216 GOLD AV SW		Email:
City: ALBUQUERQUE	State: NM	Zip: 87102
Professional/Agent (if any): ARCH + PLAN LAND USE CONSULTANTS LLC		Phone: 505.980.8365
Address: P.O. BOX 25911		Email: arch.plan@comcast.net
City: ALBUQUERQUE	State: NM	Zip: 87125
Proprietary Interest in Site:		List all owners:

SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)

Lot or Tract No.: LOTS 7 & 8	Block: 23	Unit: 1.014.057.21.313.226.09
Subdivision/Addition: NM TOWN CO ORIGINAL TOWNSITE	MRGCD Map No.:	UPC Code: 1.014.057.213.312.226.09
Zone Atlas Page(s): K-14	Existing Zoning: MX-FB-UD	Proposed Zoning:
# of Existing Lots: 2	# of Proposed Lots: 2	Total Area of Site (Acres): 0.1830 ±

LOCATION OF PROPERTY BY STREETS

Site Address/Street: **214.216 GOLD AV SW** Between: **2ND ST** and: **3RD ST**

CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)

PR 2021.006008

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Signature: Derrick Archuleta	Date: 12.5.22
Printed Name: DERRICK ARCHULETA	<input type="checkbox"/> Applicant or <input checked="" type="checkbox"/> Agent

FORM S2: SUBDIVISION OF LAND – MINOR ACTIONS

Please refer to the DRB minor case schedule for meeting dates and deadlines. Your attendance is required.

☐ SKETCH PLAT REVIEW AND COMMENT

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request
- Scale drawing of the proposed subdivision plat
- Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements, if there is any existing land use

☐ MAJOR SUBDIVISION FINAL PLAT APPROVAL

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Proposed Final Plat
- Design elevations & cross sections of perimeter walls
- Landfill disclosure and EHD signature line on the plat if property is within a landfill buffer

☒ SUBDIVISION OF LAND – MINOR (PRELIMINARY/FINAL PLAT APPROVAL)

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- ✓ — Zone Atlas map with the entire site clearly outlined and labeled
- ✓ — Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(K)
- Sites 5 acres or greater: Archaeological Certificate in accordance with IDO Section 14-16-6-5(A)
- ✓ — Site sketch with measurements showing structures, parking, building setbacks, adjacent rights-of-way, and street improvements (to include sidewalk, curb & gutter with distance to property line noted) if there is any existing land use
- ✓ — Sidewalk Exhibit and/or cross sections of proposed streets
- Proposed Infrastructure List, if applicable
- ✓ — Required notice with content per IDO Section 14-16-6-4(K)
- ✓ — Office of Neighborhood Coordination inquiry response and proof of emailed notice to applicable Neighborhood Association representatives, copy of notification letter, completed notification form(s), and proof of additional information provided in accordance with IDO Section 6-4(K)(1)(b)
- Sensitive Lands Site Analysis for new subdivisions of land in accordance with IDO Section 5-2(C)
- Landfill disclosure and Environmental Health Department signature line on the plat if property is within a landfill buffer

Note: Any application that requires major public infrastructure must be processed as a Subdivision of Land - Major. See Form S1.

☐ MINOR AMENDMENT TO PRELIMINARY PLAT / INFRASTRUCTURE LIST

Interpreter Needed for Hearing? _____ if yes, indicate language: _____

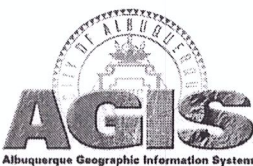
- A Single PDF file of the complete application including all documents being submitted must be emailed to PLNDRS@cabq.gov prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided to City Staff using other on-line resources such as Dropbox or FTP. PDF shall be organized with the Development Review Application and this Form S2 at the front followed by the remaining documents in the order provided on this form.
- Zone Atlas map with the entire site clearly outlined and labeled
- Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)
- Proposed Amended Preliminary Plat, Infrastructure List, and/or Grading Plan
- Original Preliminary Plat, Infrastructure List, and/or Grading Plan
- Infrastructure List, if applicable

Note: Any application that does not qualify as a Minor Amendment in IDO Section 14-16-6-4(X) must be processed as a Major Amendment. See Form S1.



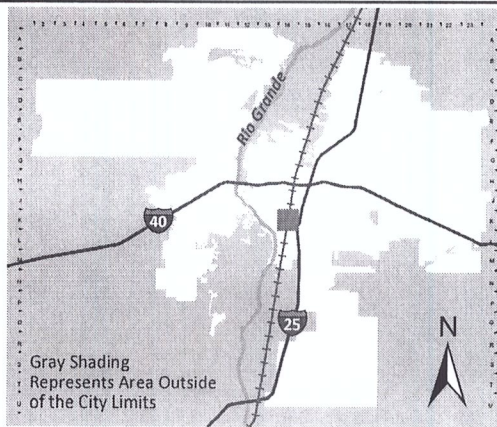
For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018

The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).



Zone Atlas Page:

K-14-Z

- Easement
- Escarpment
- Petroglyph National Monument
- Areas Outside of City Limits
- Airport Protection Overlay (APO) Zone
- Character Protection Overlay (CPO) Zone
- Historic Protection Overlay (HPO) Zone
- View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

December 5, 2022

Jolene Wolfley, Chair
City of Albuquerque
Development Review Board
600 2nd St NW
Albuquerque NM

**RE: LOTS 7A & 8A, BLOCK 23, NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF
ALBUQUERQUE
PR 2021-006008**

Ms. Wolfley and members of the Board:

I would like to request Preliminary Final Plat review for a minor subdivision for the above mentioned property. Sketch Plat was presented to the DRB at the December 21, 2021 meeting.

The subject application is seeking to eliminate a 1.5' encroachment between existing Lots 7 & 8 through lot line adjustment.

The 1.5 feet of Lot 7 will be added to Lot 8 to adjust for the encroachment of an existing building. Proposed Lot 7-A, will result in a 0.766± net acre lot and Lot 8-A on 0.0864± net acres on property zoned MX-FB-UD (Mixed Use-Form Based-Urban Development).

The site is currently developed with a commercial parking lot (proposed Lot 7-A) and a commercial building (proposed Lot 8-A). Upon completion of the interior lot line adjustment, existing uses aren't intending to change.

In terms of response to Sketch Plat comments, they are as follows:

ABCWUA: No objections

CODE ENFORCEMENT: No adverse comments

PARKS & RECREATION: No objection

HYDROLOGY: No objection

TRAFFIC ENGINEER: Updates focused on addressing issues impacting only Gold Avenue. A DRB determination is included in the packet for not achieving the required right of way of Gold Avenue, a Minor Arterial.

PLANNING: No adverse comment.

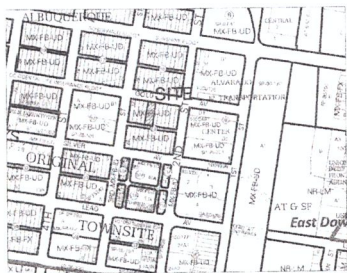
The site is governed by the Area of Change of the Albuquerque/Bernalillo County Comprehensive Plan within the Central ABQ Planning Area.

Thank you for your time and consideration of the proposed application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Derrick Archuleta". The signature is fluid and cursive, with the first name "Derrick" and last name "Archuleta" clearly distinguishable.

Derrick Archuleta, MCRP
Principal



LOCATION MAP
ZONE ATLAS MAP NO. K-14-Z

SUBDIVISION DATA

1. PROJECT #2021-006008
2. ZONE ATLAS INDEX NO.: K-14
3. GROSS SUBDIVISION ACREAGE: 0.1630 ACRE
4. TOTAL NUMBER OF EXISTING LOTS: 2
5. TOTAL NUMBER OF PROPOSED LOTS: 2
6. DATE OF SURVEY: JANUARY 2022

DISCLAIMER

In approving this plat, Public Service Company of New Mexico (PNM), New Mexico Gas Company (NMGC), and Quest Corporation d/b/a CenturyLink (QWEST) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, NMGC and QWEST do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT

THE SUBDIVISION SHOWN HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS. SAID OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LANDS SUBDIVIDED. SAID OWNERS DO HEREBY CONSENT TO ALL OF THE FOREGOING AND DO HEREBY CERTIFY THAT THIS PLAT IS THEIR FREE ACT AND DEED.

Ricardo Chaves 3/1/22
FOR LOT 7-A RICARDO CHAVES DATE

ACKNOWLEDGEMENT

COUNTY OF Bernalillo

STATE OF New Mexico

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/11/2022

BY Christine V. Chaves



Patricia I. Harrell Hoech 2/11/2022
FOR LOT 8-A PATRICIA I. HARRELL HOECH DATE

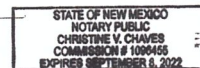
ACKNOWLEDGEMENT

COUNTY OF Bernalillo

STATE OF New Mexico

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/11/2022

BY Christine V. Chaves



LEGAL DESCRIPTION

LOTS NUMBERED SEVEN (7) AND EIGHT (8) IN BLOCK NUMBERED TWENTY-THREE (23) OF NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE, NEW MEXICO, AS SAID LOTS ARE SHOWN AND DESIGNATED ON THE PLAT OF SAID SUBDIVISION, FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO, ON DECEMBER 29, 1982, IN PLAT BOOK D, PAGE 140.

PURPOSE OF THE PLAT

THE PURPOSE OF THIS PLAT IS TO MOVE EXISTING LOT LINE BETWEEN TWO LOTS TO ELIMINATE EXISTING 1.5' ENCROACHMENT OF BUILDING LOCATED ON LOT 8 INTO LOT 7.

SOLAR NOTE

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON THE LOTS OR PARCELS WITHIN THE AREA OF THIS PLAT. THE FOREGOING REQUIREMENT SHALL BE A CONDITION TO APPROVAL OF THIS PLAT.

NOTES

1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS. DISTANCES ARE GROUND, FIELD AND RECORD DATA. NO RECORD BEARINGS ARE SHOWN ON THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY.
2. PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMP5 10464", "MAG" NAIL & ID DISK MARKED "NMP5 10464" OR CHISELED "X" IN CONCRETE, UNLESS SHOWN OTHERWISE.
3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
4. NO EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION, AND NO EASEMENT DOCUMENTS WERE PROVIDED BY THE PROPERTY OWNERS.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0334G DATED 9/26/2008.

MRGCD APPROVAL

Approved on the condition that all rights of the Middle Rio Grande Conservancy District in easements, rights-of-way, assessments and liens are fully reserved to said District and that if provision for irrigation source and easements are not provided for by the subdivider for the subdivision, addition or plat, said District is absolved of all obligations to furnish irrigation waters and services to any portions thereof, other than from existing turnouts.

UTILITY APPROVALS:

Ricardo Chaves 2/11/22
PNM DATE
Patricia I. Harrell Hoech 3/1/2022
NMGC DATE
Abdullah A. Shuman 3-9-22
CENTURYLINK DATE
Christine V. Chaves 2/11/22
COMCAST DATE

PLAT OF LOTS 7-A AND 8-A, BLOCK 23 NEW MEXICO TOWN COMPANY'S ORIGINAL TOWNSITE OF ALBUQUERQUE

(REPLAT OF LOTS 7-8, BLOCK 23)
SECTION 27, T.10N., R.3E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2022

APPROVED AND ACCEPTED BY:

DRB NO. 2021-006008

CASE NO.

DRB CHAIRPERSON, PLANNING DEPARTMENT

DATE

CITY ENGINEER

DATE

PARKS AND RECREATION DEPARTMENT

DATE

ALBUQUERQUE/BERNALILLO COUNTY WATER UTILITY AUTHORITY

DATE

TRAFFIC ENGINEER, TRANSPORTATION DIVISION

Daniel J. Fredt
A.M.A.F.C.A.

DATE

3/17/2022
DATE

CODE ENFORCEMENT

Paul W. Steel
MRGCD

DATE

3/15/2022
DATE

Loren N. Risenhoover P.S.
CITY SURVEYOR

2/2/2022

DATE

TREASURER'S CERTIFICATION

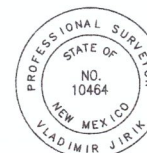
THIS IS TO CERTIFY THAT TAXES ARE CURRENT AND PAID ON:
LOT 7, BLOCK 23 - UPC 10140572133722608
LOT 8, BLOCK 23 - UPC 10140572133722609
PROPERTY OWNERS OF RECORD
LOT 7: CHAVES RICARDO; LOT 8: HARRELL HOECH PATRICIA I.

BERNALILLO COUNTY TREASURER'S OFFICE:

SURVEYOR'S CERTIFICATION

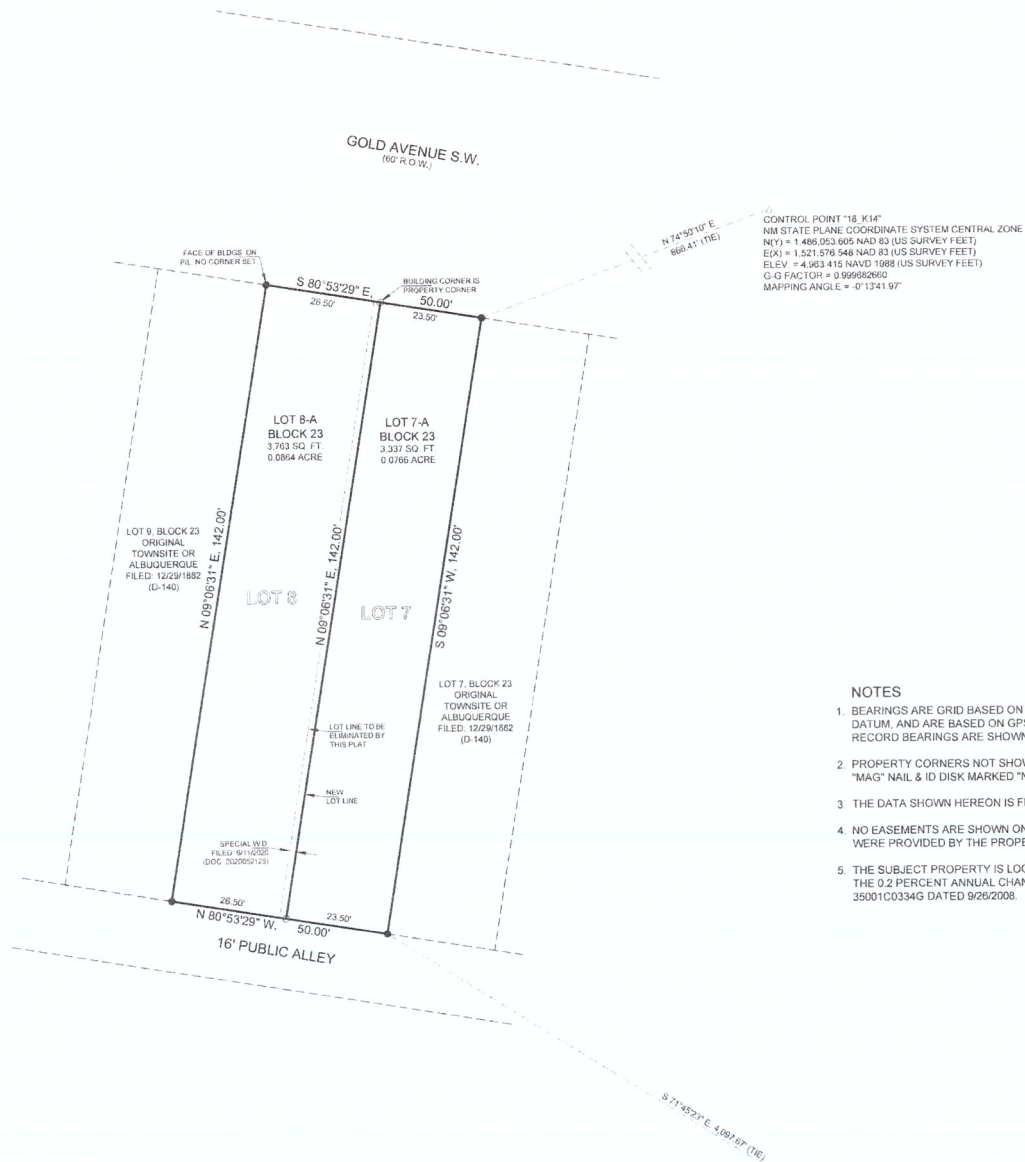
I, VLADIMIR JIRIK, A DULY QUALIFIED PROFESSIONAL SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION, SHOWS ALL EASEMENTS MADE KNOWN TO ME BY THE OWNERS, UTILITY COMPANIES OR OTHER PARTIES EXPRESSING AN INTEREST AND THAT THE SURVEY MEETS THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF ALBUQUERQUE SUBDIVISION ORDINANCE AND MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Vladimir Jirik 2/2/2022
VLADIMIR JIRIK NMP5 NO. 10464 DATE
PROFESSIONAL SURVEYING LLC
P.O. BOX 94566, ALBUQUERQUE, NM 87199
office 505.892.4597, cell 505.620.4228
professional.surveying@comcast.net



PLAT OF LOTS 7-A AND 8-A, BLOCK 23
NEW MEXICO TOWN COMPANY'S
ORIGINAL TOWNSITE OF ALBUQUERQUE

(REPLAT OF LOTS 7-8, BLOCK 23)
SECTION 27, T.10N., R.3E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
FEBRUARY 2022



NOTES

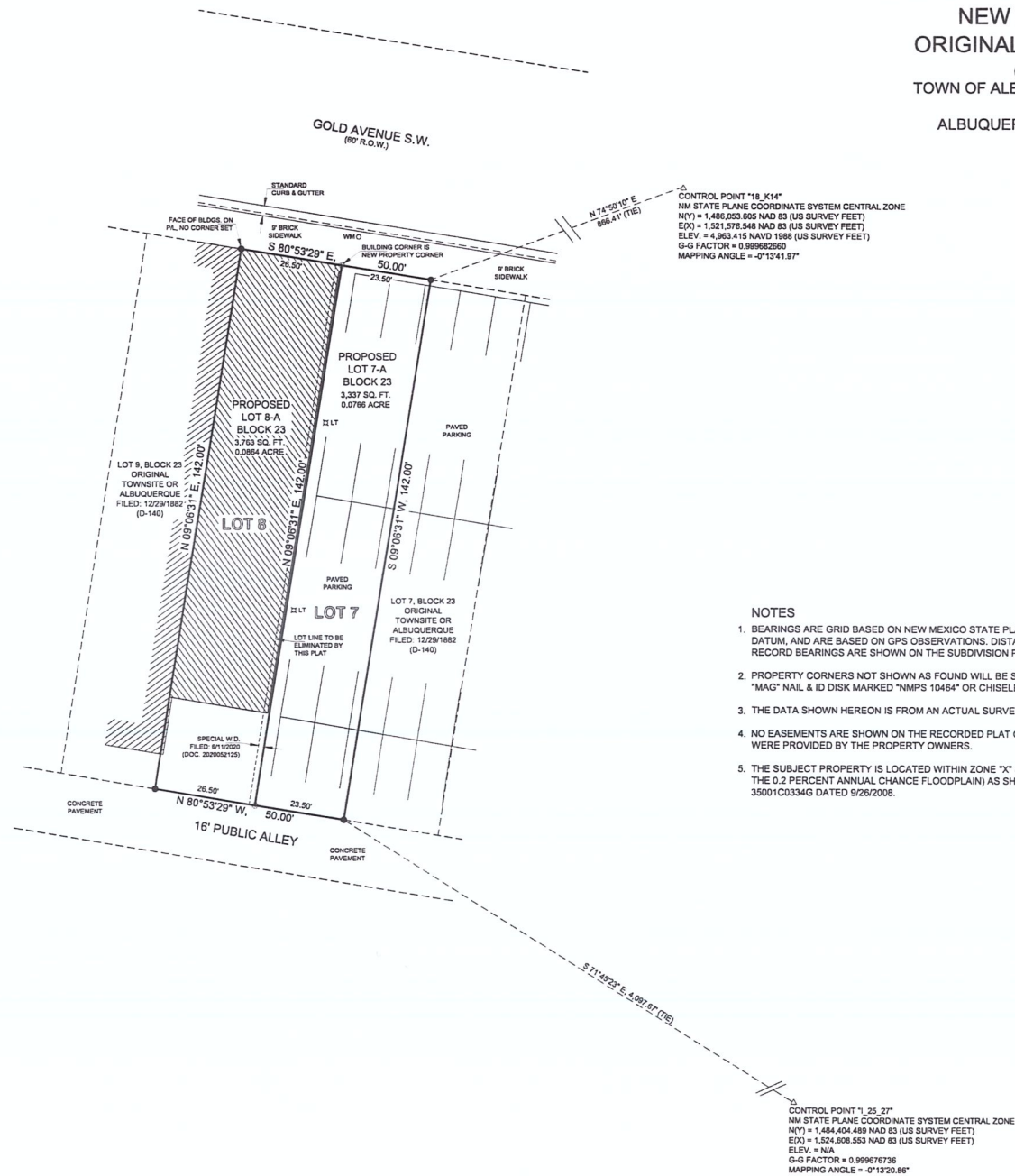
1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS. DISTANCES ARE GROUND, FIELD AND RECORD DATA. NO RECORD BEARINGS ARE SHOWN ON THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY.
2. PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMP'S 10464", "MAG" NAIL & ID DISK MARKED "NMP'S 10464" OR CHISELED "X" IN CONCRETE, UNLESS SHOWN OTHERWISE.
3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
4. NO EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION, AND NO EASEMENT DOCUMENTS WERE PROVIDED BY THE PROPERTY OWNERS.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0334G DATED 9/26/2008.

SITE PLAN / SIDEWALK EXHIBIT

SKETCH PLAT OF LOTS 7-A AND 8-A, BLOCK 23
NEW MEXICO TOWN COMPANY'S
ORIGINAL TOWNSITE OF ALBUQUERQUE
(REPLAT OF LOTS 7-8, BLOCK 23)
TOWN OF ALBUQUERQUE GRANT, PROJECTED SECTION 27
T.10N., R.3E., N.M.P.M.
ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO
JANUARY 2022



LEGEND OF SYMBOLS
 □ LT LIGHT STAND
 ○ WM WATER METER



NOTES

1. BEARINGS ARE GRID BASED ON NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 DATUM, AND ARE BASED ON GPS OBSERVATIONS. DISTANCES ARE GROUND, FIELD AND RECORD DATA. NO RECORD BEARINGS ARE SHOWN ON THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY.
2. PROPERTY CORNERS NOT SHOWN AS FOUND WILL BE SET WITH 1/2" REBAR AND CAP MARKED "NMP5 10454". "MAG" NAIL & ID DISK MARKED "NMP5 10484" OR CHISELED "X" IN CONCRETE, UNLESS SHOWN OTHERWISE.
3. THE DATA SHOWN HEREON IS FROM AN ACTUAL SURVEY ON THE GROUND.
4. NO EASEMENTS ARE SHOWN ON THE RECORDED PLAT OF THE SUBDIVISION, AND NO EASEMENT DOCUMENTS WERE PROVIDED BY THE PROPERTY OWNERS.
5. THE SUBJECT PROPERTY IS LOCATED WITHIN ZONE "X" (OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 0.2 PERCENT ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP NO. 35001C0334G DATED 9/28/2008.

Fwd: 214-216 GOLD AV SW Public Notice Inquiry Sheet Submission

To arch.plan@comcast.net <arch.plan@comcast.net>

PLEASE NOTE:

The City Council recently voted to update the Neighborhood Association Recognition Ordinance (NARO) and the Office of Neighborhood Coordination (ONC) is working to ensure all neighborhood associations and neighborhood coalitions are in compliance with the updated ordinance. There will likely be many updates and changes to association and coalition contact information over the next several months. With that in mind, please check with the ONC every two (2) weeks to ensure that the contact information you have for associations and coalitions is up to date.

Dear Applicant:

Please find the neighborhood contact information listed below. Please make certain to read the information further down in this e-mail as it will help answer other questions you may have.

Association Name	First Name	Last Name	Email	Address Line 1	Address Line 2	City	State	Zip	Phone
ABQCore Neighborhood Association	Rick	Rennie	rickrennie@comcast.net	326 Lucero Road		Albuquerque	NM	87048	5054502182
ABQCore Neighborhood Association	Joaquin	Baca	bacajoaquin9@gmail.com	100 Gold Avenue	#408	Albuquerque	NM	87102	5054176689

The ONC does not have any jurisdiction over any other aspect of your application beyond this neighborhood contact information. We can't answer questions about sign postings, pre-construction meetings, permit status, site plans, buffers, or project plans, so we encourage you to contact the Planning Department at: 505-924-3857 Option #1, e-mail: devhelp@cabq.gov, or visit: <https://www.cabq.gov/planning/online-planning-permitting-applications> with those types of questions.

Please note the following:

- You will need to e-mail each of the listed contacts and let them know that you are applying for an approval from the Planning Department for your project.
- Please use this online link to find the required forms you will need to submit your permit application: <https://www.cabq.gov/planning/urban-design-development/public-notice>.
- The Checklist form you need for notifying neighborhood associations can be found here: https://documents.cabq.gov/planning/online-forms/PublicNotice/CABQ-Official_public_notice_form-2019.pdf.
- The Administrative Decision form you need for notifying neighborhood associations can be found here: <https://documents.cabq.gov/planning/online-forms/PublicNotice/Emailed-Notice-Administrative-Print&Fill.pdf>.
- Once you have e-mailed the listed contacts in each neighborhood, you will need to attach a copy of those e-mails AND a copy of this e-mail from the ONC to your application and submit it to the Planning Department for approval.

If your application requires you to offer a neighborhood meeting, you can click on this link to find required forms to use in your e-mail to the neighborhood association(s):

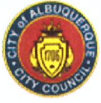
<http://www.cabq.gov/planning/urban-design-development/neighborhood-meeting-requirement-in-the-integrated-development-ordinance>

If your application requires a pre-application or pre-construction meeting, please plan on utilizing virtual platforms to the greatest extent possible and adhere to all current Public Health Orders and recommendations. The health and safety of the community is paramount.

If you have questions about what type of notification is required for your particular project or meetings that might be required, please click on the link below to see a table of different types of projects and what notification is required for each:

<https://ido.abc-zone.com/integrated-development-ordinance-ido?document=1&outline-name=6-1%20Procedures%20Summary%20Table>

Thank you.



Dalaina L. Carmona

Senior Administrative Assistant
Office of Neighborhood Coordination
Council Services Department
1 Civic Plaza NW, Suite 9087, 9th Floor
Albuquerque, NM 87102
505-768-3334
dlcarmona@cabq.gov or ONC@cabq.gov
Website: www.cabq.gov/neighborhoods



Confidentiality Notice: This e-mail, including all attachments is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited unless specifically provided under the New Mexico Inspection of Public Records Act. If you are not the intended recipient, please contact the sender and destroy all copies of this message.

From: webmaster@cabq.gov <webmaster@cabq.gov>
Sent: Thursday, November 17, 2022 9:03 PM
To: Office of Neighborhood Coordination <arch.plan@comcast.net>
Cc: Office of Neighborhood Coordination <onc@cabq.gov>
Subject: Public Notice Inquiry Sheet Submission

[EXTERNAL] Forward to phishing@cabq.gov and delete if an email causes any concern.

Public Notice Inquiry For:

Development Review Board

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Contact Name

DERRICK ARCHULETA

Telephone Number

505-980-8365

Email Address

arch.plan@comcast.net

Company Name

ARCH+PLAN Land Use Consultants

Company Address

P.O. BOX 25911

City

ALBUQUERQUE

State

NM

ZIP

87125

Legal description of the subject site for this project:

LOTS 7 & 8
BLOCK 23
NM TOWN COMPANY ORIGINAL TOWNSITE

Physical address of subject site:

214-216 GOLD AV SW

Subject site cross streets:

BETWEEN 2ND ST & 3RD ST

Other subject site identifiers:

This site is located on the following zone atlas page:

K-14

Captcha

x

-
- K-14 ZONE ATLAS.PDF (3 MB)
 - image001.png (18 KB)
 - image002.png (8 KB)
 - image003.png (3 KB)
 - image004.png (7 KB)
 - image005.png (2 KB)

RE: PRELIMINARY FINAL PLAT - LOTS 7 & 8, BLOCK 23, NM TOWN CO
ORIGINAL TOWNSITE (214 & 216 CENTRAL AV SW)

To rickrennie@comcast.net <rickrennie@comcast.net> • bacajoaquin9@gmail.com <bacajoaquin9@gmail.com> Copy
Derrick Archuleta <arch.plan@comcast.net>

Good morning representatives of the ABQCore Neighborhood Association:

This email is to inform yourselves and members of your association that an application has been submitted to the City of Albuquerque's Development Review Board (DRB) for consideration of a lot line adjustment between two lots. There is an existing encroachment of 1.5 feet from existing Lot 8 onto Lot 7. The address of the properties are 214 Gold Avenue (Lot 7) and 216 Gold Avenue (Lot 8) on approximately 0.1830 combined acres.

The property owners are looking to adjust the interior lot line to capture the existing building at 216 Gold Avenue which is the location of an antique store known as Patrician Design. The adjacent property at 214 Gold Avenue is a commercial parking lot.

The property is zoned MX-FB-UD (Mixed Use - Form Based - Urban Development) which will allow the existing uses permissively to remain.

The site is located within the Central ABQ Planning Area within the Area of Change as designated by the Albuquerque/Bernalillo County Comprehensive Plan.

The Preliminary/Final Subdivision will go before the DRB on the Wednesday, December 14, 2022 agenda at 9:00am.

The virtual meeting will be online via Zoom. The DRB agenda on the City's website (<http://www.cabq.gov/planning/boards-commissions/development-review-board/development-review-board>) and will provide remote meeting information as to how join the Zoom meeting online or through telephone.

The case number for the project is PR 2021-006008.

You can check the agenda online here: <https://www.cabq.gov/planning/boards-commissions> or call the Planning Department at 505-924-3860 and refer the case number.

Attached for your review are exhibits that provide location of the property (Zone Atlas page), the proposed interior lot line adjustment and Official Public Notification Form for your review.

Please contact me with any questions or concerns.

Thank you for your time and attention.

Sincerely,
Derrick Archuleta

Derrick Archuleta, MCRP

ARCH+PLAN Land Use Consultants LLC

P.O. Box 25911

Albuquerque NM 87125

p: 505.980.8365

e: arch.plan@comcast.net

w: www.ArchPlan.org

-
- 214-216 GOLD AV SW - LOT LINE ADJUSTMENT.PDF (7 MB)

[Note: Items with an asterisk (*) are required.]

**Public Notice of a Proposed Project in the City of Albuquerque
for Decisions Requiring a Meeting or Hearing
Mailed/Emailed to a Neighborhood Association**

Date of Notice*: 12.5.2022

This notice of an application for a proposed project is provided as required by Integrated Development Ordinance (IDO) Subsection 14-16-6-4(K) Public Notice to:

Neighborhood Association (NA)*: ABOCCOPE N.A.

Name of NA Representative*: RICK RENNIE - JOAQUIN BACA

Email Address* or Mailing Address* of NA Representative¹: rickrennie@comcast.net
bacajoaquin9@gmail.com

Information Required by IDO Subsection 14-16-6-4(K)(1)(a)

1. Subject Property Address* 214 & 216 GOLD AV SW
Location Description BETWEEN 2ND ST & 3RD ST
2. Property Owner* PICARDO CHAVES & PATRICIA HARREL HOECH
3. Agent/Applicant* [if applicable] ARCH + PLAN LAND USE CONSL.
4. Application(s) Type* per IDO Table 6-1-1 [mark all that apply]
 - ☐ Conditional Use Approval
 - ☐ Permit _____ (Carport or Wall/Fence – Major)
 - ☐ Site Plan
 - ☒ Subdivision LOT LINE ADJUSTMENT (Minor or _____)
 - ☐ Vacation _____ (Easement/Private Way or Public Right-of-way)
 - ☐ Variance
 - ☐ Waiver
 - ☐ Other: _____

Summary of project/request²:

RELOCATE LOT LINE TO ELIMINATE 1.5' ENCROACHMENT

¹ Pursuant to IDO Subsection 14-16-6-4(K)(5)(a), email is sufficient if on file with the Office of Neighborhood Coordination. If no email address is on file for a particular NA representative, notice must be mailed to the mailing address on file for that representative.

² Attach additional information, as needed to explain the project/request.

[Note: Items with an asterisk (*) are required.]

5. This application will be decided at a public meeting or hearing by*:

☐ Zoning Hearing Examiner (ZHE)

☒ Development Review Board (DRB)

☐ Landmarks Commission (LC)

☐ Environmental Planning Commission (EPC)

Date/Time*: DECEMBER 14, 2022 9AM

Location*³: VIA ZOOM

Agenda/meeting materials: <http://www.cabq.gov/planning/boards-commissions>

To contact staff, email devhelp@cabq.gov or call the Planning Department at 505-924-3860.

6. Where more information about the project can be found*⁴:

PR 2021-006008

Information Required for Mail/Email Notice by IDO Subsection 6-4(K)(1)(b):

1. Zone Atlas Page(s)*⁵ K-14

2. Architectural drawings, elevations of the proposed building(s) or other illustrations of the proposed application, as relevant*: Attached to notice or provided via website noted above

3. The following exceptions to IDO standards have been requested for this project*:

☐ Deviation(s)

☐ Variance(s)

☐ Waiver(s)

Explanation*:

4. A Pre-submittal Neighborhood Meeting was required by Table 6-1-1: ☐ Yes ☒ No

Summary of the Pre-submittal Neighborhood Meeting, if one occurred:

³ Physical address or Zoom link

⁴ Address (mailing or email), phone number, or website to be provided by the applicant

⁵ Available online here: <http://data.cabq.gov/business/zoneatlas/>

[Note: Items with an asterisk (*) are required.]

5. **For Site Plan Applications only***, attach site plan showing, at a minimum:
- ☐ a. Location of proposed buildings and landscape areas.*
 - ☐ b. Access and circulation for vehicles and pedestrians.*
 - ☐ c. Maximum height of any proposed structures, with building elevations.*
 - ☐ d. **For residential development***: Maximum number of proposed dwelling units.
 - ☐ e. **For non-residential development***:
 - ☐ Total gross floor area of proposed project.
 - ☐ Gross floor area for each proposed use.

Additional Information [Optional]:

From the IDO Zoning Map⁶:

1. Area of Property [typically in acres] 0.1830±
 2. IDO Zone District MX-FB-UD
 3. Overlay Zone(s) [if applicable] N/A
 4. Center or Corridor Area [if applicable] N/A
- Current Land Use(s) [vacant, if none] COMMERCIAL PARKING LOT ; ANTIQUE STORE

NOTE: Pursuant to IDO Subsection 14-16-6-4(L), property owners within 330 feet and Neighborhood Associations within 660 feet may request a post-submittal facilitated meeting. If requested at least 15 calendar days before the public meeting/hearing date noted above, the facilitated meeting will be required. To request a facilitated meeting regarding this project, contact the Planning Department at devhelp@cabq.gov or 505-924-3955.

Useful Links

Integrated Development Ordinance (IDO):

<https://ido.abc-zone.com/>

IDO Interactive Map

<https://tinyurl.com/IDOzoningmap>

Cc: _____ [Other Neighborhood Associations, if any]

⁶ Available here: <https://tinyurl.com/idozoningmap>

**OFFICIAL PUBLIC NOTIFICATION FORM
FOR MAILED OR ELECTRONIC MAIL NOTICE
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



PART I - PROCESS

Use Table 6-1-1 in the Integrated Development Ordinance (IDO) to answer the following:

Application Type: INTERIOR LOT LINE ADJUSTMENT

Decision-making Body: DEVELOPMENT REVIEW BOARD

Pre-Application meeting required: ☐ Yes ☒ No

Neighborhood meeting required: ☐ Yes ☒ No

Mailed Notice required: ☐ Yes ☒ No

Electronic Mail required: ☒ Yes ☐ No

Is this a Site Plan Application: ☐ Yes ☒ No *Note: if yes, see second page*

PART II - DETAILS OF REQUEST

Address of property listed in application: 214 & 216 GOLD AVE SW

Name of property owner: RICARDO CHAVES & PATRICIA HARRELL HOECH

Name of applicant: ARCH + PLANNING LAND USE CONSULTANTS / DERRICK ARCHULETA

Date, time, and place of public meeting or hearing, if applicable:

DECEMBER 14, 2022 9AM VIA ZOOM

Address, phone number, or website for additional information:

505.980.8365 arch.plan2.comcast.net DERRICK ARCHULETA

PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE

☒ Zone Atlas page indicating subject property.

☐ Drawings, elevations, or other illustrations of this request.

☐ Summary of pre-submittal neighborhood meeting, if applicable.

☒ Summary of request, including explanations of deviations, variances, or waivers.

**IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO
SUBSECTION 14-16-6-4(K) OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO).**

**PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON
APPLICATION.**

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

Derrick Archuleta

(Applicant signature)

12.5.2022

(Date)

Note: Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.

FORM S: PRE-APPROVALS/SIGNATURES

Please refer to the DRB public meeting schedule for meeting dates and deadlines. Your attendance is required.

☐ Hydrology:

- | | | | | |
|-----------------------------|-------|----------|---|----|
| • Grading and Drainage Plan | _____ | Approved | X | NA |
| • AMAFCA | _____ | Approved | X | NA |
| • Bernalillo County | _____ | Approved | X | NA |
| • NMDOT | _____ | Approved | X | NA |
| • MRGCD | _____ | Approved | X | NA |

Ernest Armijo
Hydrology Department

5/9/2022
Date

☐ Transportation:

- | | | | | |
|--------------------------------------|-------|----------|---|----|
| • Traffic Circulations Layout (TCL) | _____ | Approved | X | NA |
| • Traffic Impact Study (TIS) | _____ | Approved | X | NA |
| • Neighborhood Impact Analysis (NIA) | _____ | Approved | X | NA |
| • Bernalillo County | _____ | Approved | X | NA |
| • NMDOT | _____ | Approved | X | NA |

Jeane Wolfenbarger
Transportation Department

05/13/2022
Date

☐ Albuquerque Bernalillo County Water Utility Authority (ABCWUA): RE: NM Town Company

- | | | | | |
|--|-------|----------|---|----|
| • Availability Statement/Serviceability Letter | _____ | Approved | X | NA |
| • ABCWUA Development Agreement | _____ | Approved | X | NA |
| • ABCWUA Service Connection Agreement | _____ | Approved | X | NA |

Blaine Carter
ABCWUA

5/6/2022
Date

- | | | |
|---|-------|----------|
| <input type="checkbox"/> Infrastructure Improvements Agreement (IIA*) | _____ | Approved |
| <input type="checkbox"/> AGIS (DXF File) | _____ | Approved |
| <input type="checkbox"/> Fire Marshall Signature on the plan | _____ | Approved |

☐ Signatures on Plat

- | | | | |
|-----------------|-------|-----|----------|
| • Owner(s) | _____ | Yes | |
| • City Surveyor | _____ | Yes | |
| • AMAFCA** | _____ | Yes | _____ NA |
| • NM Gas** | _____ | Yes | |
| • PNM** | _____ | Yes | |
| • COMCAST** | _____ | Yes | |
| • MRGCD** | _____ | Yes | _____ NA |

* Prior to Final Plat submittals and/or Final Site Plan approval submittals (include a copy of the recorded IIA)

** Signatures required for **Final Plat** application and not required for **Preliminary Plat** application

ARCH+PLAN
LAND USE CONSULTANTS
ALBUQUERQUE NM

December 5, 2022

Mr. Ernest Armijo, P.E.
Transportation Development
600 Second Street NW
Albuquerque NM 87102

RE: A request for DRB determination to maintain existing right of way width for Gold Avenue (Minor Arterial)
PR 2021-006008

Mr. Armijo,

ARCH+PLAN Land Use Consultants, agent for Ricardo Chaves and Patricia Harrell Hoech respectfully request your review and consideration to maintain the existing public right-of-way for Gold Avenue at sixty (60) feet from the required standard of eighty-two (82) feet for this Minor Arterial.

The intent of the subject application is an interior lot line adjustment between existing Lots 7 and 8, Block 23, New Mexico Town Company's Original Townsite. The existing building on Lot 7 encroaches onto Lot 8 by 1.5 feet. This is the sole intent of the subject application, an effort to fully capture the existing building on one legal lot of record as an opportunity to eliminate this issue. The land use on Lot 7 is a commercial parking lot with an antique store on Lot 8 known as Patrician Design.

The properties are located with the New Mexico Town Company's Original Townsite which was platted in 1882 with an average right of way width at 60 feet for Gold Avenue. Both sides of Gold Avenue are developed with some buildings dating back near the time of when these properties were platted. Achieving the right of way standard of 82 feet would create a challenge as it would create several encroachments of existing buildings, landscaping, street parking and sidewalks along Gold Avenue. The existing 60 foot right of way, is the standard for Gold Avenue and other streets within this 140 year old subdivision.

The application has achieved all other requirements of DRB including Transportation Development that are connected to Gold Avenue except for the subject application. As previously mentioned, the 60 foot right of way along with existing development of properties on both sides of Gold Avenue function effectively and are consistent at the current width.

Approval of the determination will allow the applicant's to complete the lot line adjustment and proceed with correcting and encroachment which has existed for many years.

We respectfully request your review and approval of this determination.

Sincerely,



Derrick Archuleta, MCRP